

Box 3.1**Latest Government measures on housing and land supply (October 2021)**

In her 2021 Policy Address, the Chief Executive announced various measures and plans on housing and land supply, as summarised below.

The Northern Metropolis

- Take forward the Northern Metropolis Development Strategy to transform the northern part of Hong Kong into a lively and attractive area providing more land for housing, technology development and other industries.
- The Northern Metropolis, with a total land area of about 300 square kilometres, would cover the Yuen Long District and North District administration areas and the Shenzhen-Hong Kong Boundary Control Points Economic Belt from the west to the east, as well as the deeper hinterlands.
- Upon full development, a total of 905 000 to 926 000 residential units (including the existing 390 000 residential units in Yuen Long District and North District) will be available to accommodate a population of about 2.5 million. A total of about 650 000 jobs would be provided (including 150 000 jobs in the innovation and technology sector).

Public Housing Supply

- Identified about 350 hectares of land to produce some 330 000 public housing units to meet the estimated public housing demand of around 301 000 units in the coming 10-year period (2022-23 to 2031-32).
- Ensure timely delivery of the aforementioned 330 000 public housing units by advancing projects in the latter five-year period (2027-28 to 2031-32) as far as practicable :
 - The Hong Kong Housing Authority (HKHA) and the Hong Kong Housing Society will adopt modular integrated construction and other innovative construction technology more widely to expedite development procedures.
 - The HKHA will adopt a new procurement model for suitable projects to allow contractors to undertake design and construction in a bundle, thereby releasing resources for the Housing Department to carry out preliminary design and leveraging the contractors' expertise to further enhance the entire construction workflow.
 - The Development Bureau and the Transport and Housing Bureau will submit quarterly reports to the Chief Executive on all public housing sites for the latter five-year period (2027-28 to 2031-32), and the Chief Executive will give instructions personally if the time to deliver the sites or the progress of construction is less than satisfactory.
- Invite the HKHA to conduct a study on the redevelopment of Sai Wan Estate and Ma Tau Wai Estate, and to seek to include the adjacent areas into the redevelopment sites so that these two sites could provide more public housing units to meet public aspirations.

Box 3.1 (Cont'd)

Private Housing Supply

- Strive to secure approximately 170 hectares of land for private housing in the coming 10 years, and make available to the market sites for the production of about 100 000 units through land sales or by putting up railway property developments for tender.

Transitional and Other Housing Supply

- Increase the overall supply of transitional housing from 15 000 units to 20 000 units in the coming few years, and increase the relevant funding to \$11.6 billion.
- Approval has been given by the Executive Council for the Hong Kong Settlers Housing Corporation Limited and the Urban Renewal Authority to jointly redevelop Tai Hang Sai Estate, which is expected to provide over 3 300 units upon completion, including 1 300 units to rehouse existing tenants and 2 000 “Starter Homes” units.

Ensure Sustainable Land Supply

- Press ahead with the relevant studies on the reclamation works for the Kau Yi Chau Artificial Islands and various development areas in the New Territories North.
- Seek funding approval from the Legislative Council in the first half of 2022 to kick start planning and engineering studies on the Lung Kwu Tan reclamation and the re-planning of Tuen Mun West area. Revive the Ma Liu Shui reclamation project.
- Conduct a further review of the development potential of sites in the “Green Belt” zone, with emphasis on sites on steeper slopes as well as those located farther away from built-up areas.
- Set up a working group with the Heung Yee Kuk New Territories to conduct a review and formulate proposals to unlock the development potential of Tso/Tong lands in the New Territories.
- Extend the use of “standard rates” for premium assessment applied to the redevelopment of industrial buildings to in-situ land exchange cases in New Development Areas under the “Enhanced Conventional New Town Approach”.
- Extend the implementation period of two existing measures for revitalising industrial buildings to October 2024, i.e. relaxing the plot ratio for redevelopment of old industrial buildings and exempting the waiver fees chargeable for wholesale conversion.
- Review the existing statutory procedures and administrative arrangements on town planning, environmental impact assessment, land resumption and road works, and put forward proposals to streamline land development processes.

These measures and plans demonstrate the Government’s determination to sustain housing and land supply through a multi-pronged approach. They would help achieve the policy goal of providing decent accommodation for all.